



**City of Coral Gables
CITY COMMISSION MEETING
March 29, 2022**

ITEM TITLE:

Ordinance on First Reading. Planned Area Development (PAD).

1. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a multi-family project referred to as "301-341 Madeira" on the property legally described as Lots 4 thru 24, Block 1 of Revised Plat of Coral Gables Section K (341, 335, 331, 325, 321, 317, 301 Madeira Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

Resolution. Conditional Use Review. (This Resolution is not for consideration at this time and will be included with the above ordinance on Second Reading if approved on First Reading.)

2. A Resolution of the City Commission of Coral Gables, Florida granting Conditional Use approval pursuant to Zoning Code Section 2-400, "District Overlays," Section 2-405, "Residential Infill Regulations (RIR)," for a multi-family project referred to as "301-341 Madeira" located on property zoned Multi-Family 2 (MF2) legally described as Lots 4 thru 24, Block 1 of Revised Plat of Coral Gables Section K (341, 335, 331, 325, 321, 317, 301 Madeira Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their February 9, 2022, meeting recommended approval with Staff's conditions of the proposed Planned Area Development (PAD) and Conditional Use Review (vote: 4-0). The Board also included a recommendation for the Commission to consider establishing a maximum length of buildings for future Residential Infill Regulations (RIR) buildings (vote: 4-0).

BRIEF HISTORY:

The proposed project referred to as "301-341 Madeira" is a multi-family project with ground floor live/work units and is located in the North Ponce area on Madeira, between Salzedo and Le Jeune Road. The property is currently occupied by four 1920's apartment buildings, two mid-century apartment buildings, and vacant land. It consists of twenty-one platted lots, totaling approximately 64,474 square feet (1.43 acres). The proposed building consists of 9 live-work units on the ground level, 135 residential units on upper levels, 227 parking spaces onsite, with a 5,270 sq. ft. public park area located to the side of the building. The proposed building height is 9-stories at 100 feet.

The Applicant is proposing a PAD designation to allow flexibility in the following requirements of the underlying zoning district of Multi-family 2 (MF2):

- **Front Setback:** Reduce the front setback from the required 10 feet at certain locations to allow the encroachment of 4 covered stoops that are wider than the permitted 5 feet; and
- **Stepbacks:** Reduce front upper floor stepback (above 45 feet) of 10 feet minimum to 3'-2" on Madeira.

The Applicant is also requesting Conditional Use review to utilize the Residential Infill Regulations (RIR) provisions which allows an increase of the building height and increase of the maximum density from 50 units/acre to 100 units/acre.

Site Data

Standard	Required/Permitted		Proposed
Building Site	20,000 sq. ft. for RIR		62,474 sq. ft.
	1 acre for PAD		1.43 acres
Landscaped Open Space (ground-level outdoor area, which is open to the sky)	15,618 sq. ft. (25% of the property)		17,416 sq. ft. (28% of the property)
Density	MF2 40 units/acre, 50 units/acre (with Med Bonus II)	RIR 75 units/acre 100 units/acre (with Med Bonus II)	RIR 135 units (94 units per acre) + 9 live/work units
FAR / permitted development (with Mediterranean bonus)	2.5 (156,185 square feet)		2.5 (156,183 square feet)
Setback	Required/Permitted		Proposed
Principal front (Madeira)	10		10, 5 for 12-foot wide stoops
	10 above 45'		3'-2" above 45'
Side interior (west)	10		10
Side Street (Salzedo)	10		35'-5"
Rear no alley	10		10
Parking Setback	30		29'-3"
Building Height			
Building height with architectural incentives	MF2 6 stories/70 feet or 8 stories/97 feet with Med Bonus	RIR 100 feet maximum with Med Bonus	RIR 9 stories 100 feet to the top of architecture
Parking	222		227, incl. 20 lifts
Studio/1BR @1/unit (54 units)	54		
2BR @1.75/unit (64 units)	112		
3BR @2.25/unit (17 units)	38		
Livework @1/unit + 1/350 (9 units)	9 + 9		
Bicycle storage @1/4 units (135 units)	33		34

Planning & Zoning Board Meeting

At the February 9, 2022, Planning & Zoning Board meeting, many members of the public and of the Board expressed concerns for the length of the proposed building, which is measures roughly 500 feet long. There were also concerns regarding the maximum assemblage of property, density, and visitor parking. Therefore, the Board recommended for the City Commission to consider these issues in the Zoning Code (vote: 4-0). Staff has provided a text amendment as Exhibit D that limits the length of RIR buildings to 300 feet, which is consistent with past RIR building lengths approved by the Commission.

The Applicant has since revised their proposed submittal as follows:

- Reduction of the length of the building tower and pedestal
- Increase of the total size of the public park from 4,080 sq. ft. to 5,270 sq. ft.
- Reduction of 8 units, from 143 to 135
- Increase of total parking spaces, from 212 to 227
- Designation of visitor parking spaces

The draft Ordinance of the Planned Area Development (PAD) is provided as Exhibit A. The draft Resolution for the Conditional Use is provided for informational purposes as Exhibit C. The draft of the maximum building length is provided for discussion and direction as Exhibit D.

PUBLIC NOTIFICATIONS:

Date	Form of Notification
01.26.22	Applicant Neighborhood Meeting.
01.27.22	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
01.28.22	Planning and Zoning Board legal advertisement.
02.04.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
03.16.22	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for First Reading.
03.22.22	City Commission meeting agenda posted on City webpage.

APPROVED BY:

**Asst. Director of Development Services
for Planning and Zoning**



EXHIBITS:

- Applicant's Updated Submittal.
- Draft Ordinance – Planned Area Development (PAD).
- Draft Resolution – Conditional Use Residential Infill Regulations (RIR).
- Building length maximum proposed text amendment.
- Planning & Zoning Board Staff Report with attachments.
- Excerpts from 02.09.22 PZB Meeting.
- PowerPoint Presentation.